

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
January 24, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

December 13, 2005; 10-25-05 Joint Meeting of the Planning Commission and Architectural Review Commission.

[12-13-05 Minutes](#)

[10-25-05 Joint Minutes](#)

PUBLIC HEARINGS

1. CONTRA COSTA SHOPPING CENTER DRAFT SPECIFIC PLAN, GENERAL PLAN AMENDMENT (GPA 05-002), REZONING (RZ 05-003) AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (60 minutes - Continued from December 6, 2005 and January 10, 2006)

[Staff Report](#)
[Attachment](#)

The Commission will hold a public hearing on the Contra Costa Center Specific Plan, General Plan Amendment, Rezoning, and Supplemental Environmental Impact Report (SEIR), and to adopt a resolution recommending certification of the SEIR by the Redevelopment Agency and approval of the Specific Plan, General Plan Amendment, and Rezoning by the City Council.

The Specific Plan provides a detailed framework for redevelopment of the Contra Costa Shopping Center (a 12.8 acre site that includes the southerly, unredeveloped portion of the Contra Costa Shopping Center plus the adjacent Fair Oaks Market and vacant Meyer property) with up to 330,000 square feet of commercial uses, or up to 270,000 square feet of commercial uses plus up to 60 townhomes. The site includes the following parcels identified by Assessor's Parcel Number: 148-041-016, 148-041-017, 148-041-018, 148-041-020, 148-041-021, 148-041-022, 148-041-023, 148-041-024, 148-042-005, and 148-042-008.

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON FEBRUARY 14, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, February 14, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on February 14, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.